

27064 OAKMEAD DRIVE  
PERRYSBURG TOWNSHIP, OH 43551

OFFICE CONDOMINIUM FOR SALE & LEASE  
2,000 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

**PERRYSBURG TWP CONDOMINIUM**



## GENERAL INFORMATION

Sale Price:	\$275,000
Lease Rate:	\$11.00/SF + condo dues, RE taxes, utilities
Building Size:	2,000 square feet
Number of Stories:	1
Year Constructed:	1986
Condition:	Good
Acreage:	1.76 (4 condos on lot)
Closest Cross Street:	Fremont Pike (SR 20)
County:	Wood
Zoning:	C-2 Community Business District State Route 20/23 Overlay
Parking:	Approximately 41 spaces
Curb Cuts:	1
Street:	2 lane, 2 way



For more information, please contact:

**MEGAN MALCZEWSKI, CCIM, SIOR**  
(419) 215 1008  
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**SIGNATURE ASSOCIATES**  
7150 Granite Circle, Suite 200  
Toledo, Ohio 43617  
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# 27064 Oakmead Drive, Perrysburg Twp., OH 43551

## Office Condominium For Sale & Lease

2,000  
Square Feet  
AVAILABLE

### BUILDING SPECIFICATIONS

Exterior Walls:	Wood – recently repainted
Structural System:	Wood frame
Roof:	Pitched asphalt shingle – recently replaced
Floors:	Wood
Floor Coverings:	Carpet and tile
Ceiling Height:	Approximately 9'
Basement:	No – built on crawl space
Heating:	Gas forced air
Air Conditioning:	Central
Power:	200 amps
Restrooms:	Two
Overhead Doors:	No
Sprinklers:	No
Signage:	Monument and fascia

### BUILDING INFORMATION

Current Occupant:	Vacant
Occupancy Date:	Upon closing
Sign on Property:	Yes
Key Available:	No – call listing agent

### LEASE DETAILS

Term:	3 years
Security Deposit:	Equal to 1 month's rent
Options:	Negotiable
Improvement Allowance:	None
Tenant Responsible For:	Gas, electric, water, suite janitorial and interior maintenance. Condo fees are \$585/quarter per condo. Oakmead Condo Association is responsible for all common areas.

### 2025 REAL ESTATE TAXES

Parcel:	P60-400-026104005201
Total Annual Taxes:	\$4,332.08
Land value:	\$51,000
Improvement value:	\$119,900
Total value:	\$170,900

### Comments:

- Space consists of:
  - Open work area
  - Small offices
  - Clerical area/lobby
  - 3 private offices
  - Kitchen
  - 2 restrooms
  - Furniture included
- Located in Perrysburg Township where no city income taxes are currently levied.

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Front entrance



Rear entrance



Conference room



Kitchen



IT



Restroom

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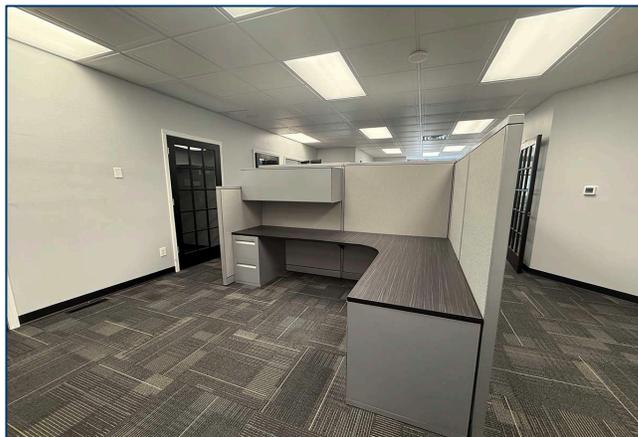
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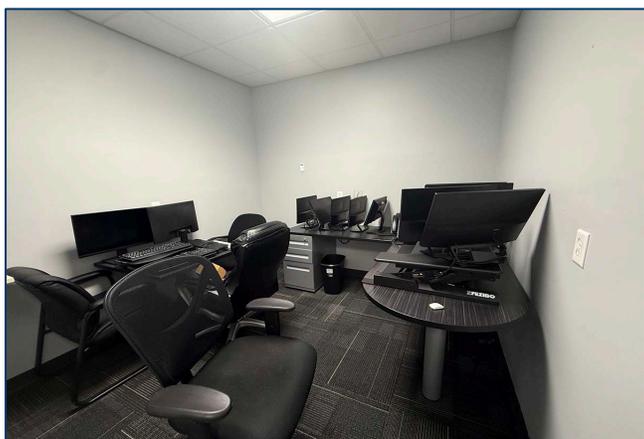
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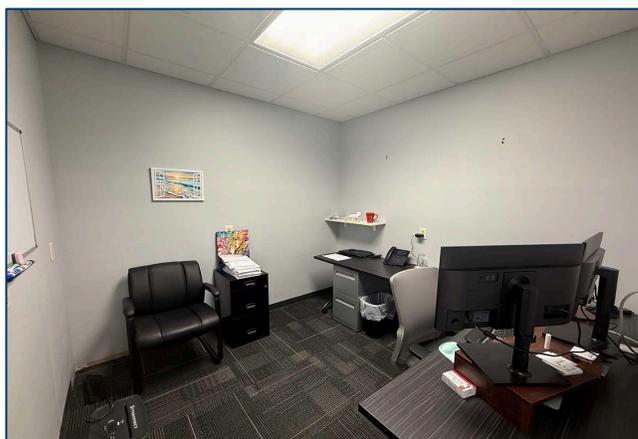
Open work area



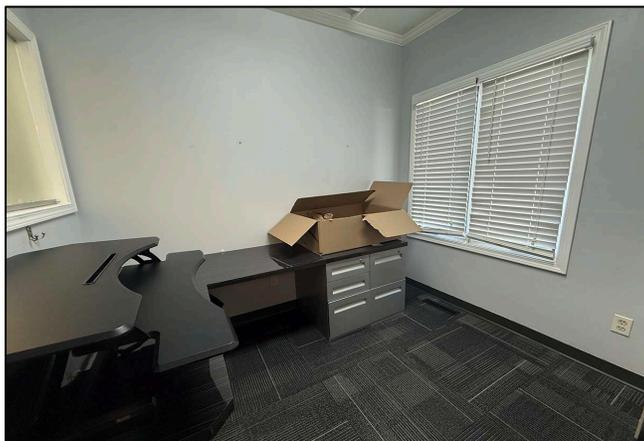
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Office



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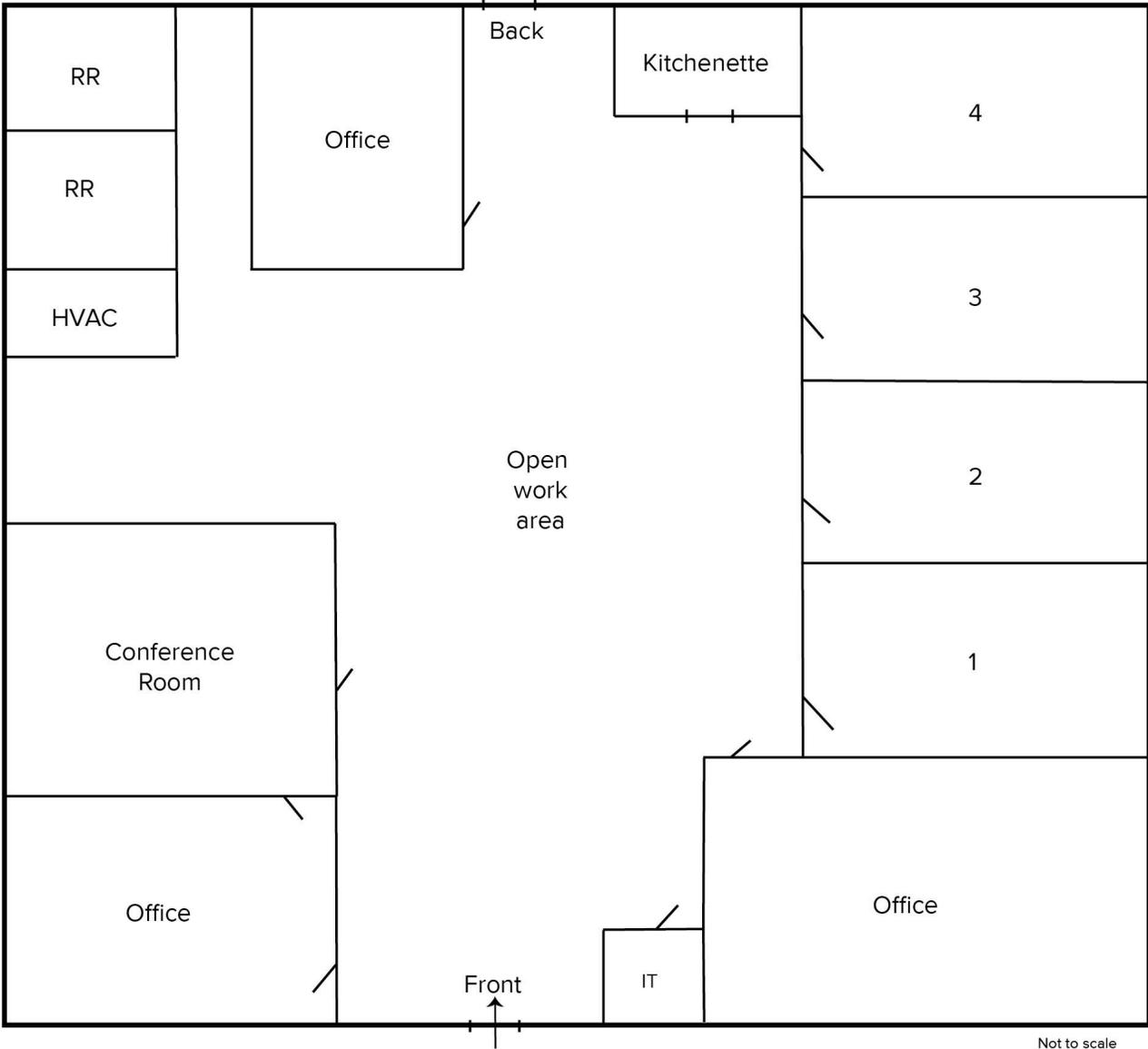
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